

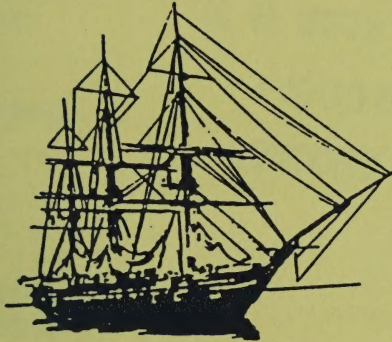
# **RYE BEACH DISTRICT**

352.0742b

R981

C.2

**Rye Beach  
New Hampshire**



## **Annual Report**

### **For the Year Ended**

**December 31, 1994**

**Rye Beach District**



# RYE BEACH DISTRICT

## Officers for 1994

BV

### Moderator:

SHARON DEVRIES

352.07426

### Clerk:

JOAN GITTLEIN

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### Commissioners:

BETTY SMITH, Chairman

FRANK DRAKE

JOHN CLIFFORD

N. H. STATE LIBRARY

### Treasurer:

ELEANOR CONNER

AUG 09 1995

### Auditor:

TYSON DINES

CONCORD, N.H.

### Planning Board:

BRAD RICHARDS, Chairman

CLAIRE ATTWOOD

LARRY KNOWLTON

FRED MILLER

JOHN CLIFFORD, Ex-Officio

JEROME GITTLEIN, Alternate

BOB BISHOP, Alternate

TYSON DINES, Alternate

### Term Expires

January 1996

January 1996

January 1997

January 1998

January 1996

January 1998

January 1997

### Board of Adjustment:

JOHN NICHOLS, Chairman

JOHN SNYDER, Clerk

LOUANNA RITTER

BRAD RICHARDS

FRANK DRAKE, Ex-Officio

HILDRETH CLARK, Alternate

WILLIAM ASHLEY, Alternate

NORA BLOUIN, Alternate

THOMAS DUCETTE

January 1997

January 1998

January 1997

January 1997

January 1996

January 1998

January 1997

January 1997

### Zoning Administrator:

JOSEPH P. CONNER

### Rye Budget Committee:

FRANK DRAKE





## Commissioners' Report

To the Residents of Rye Beach Village District:

This past year we accomplished the re-laying of the sidewalk on Ocean Boulevard at South Road, as planned. In addition, granite curbing was put in place at that same location in order to minimize any damage caused by the snowplows. A number of wooden poles were replaced on Sea Road but a complete retrofit and re-wiring was not able to be accomplished as much of our funds budgeted for that purpose were eaten up by repair costs on other parts of the system. These were necessitated when wiring was cut due to street paving and the laying of new storm drains to replace old and damaged drains.

In 1995, we are again budgeting for replacement of the remaining wooden light poles and old wiring on Sea Road. Further, we are planning on replacement of the sidewalk on Causeway Road, from Central Road to the curve at Old Locke Road. We also want to eliminate as many of the "toe-stubbers" in the sidewalks as possible. Replacement of some rotted drain gutters on the precinct building is also budgeted.

Although future plans for the Friary and the Farragut are still uncertain, both the Board of Adjustment and the Planning Board have reviewed their policies and procedures, as well as having a site review regulation prepared by our attorney.

Once again, many thanks to the Rye Garden Club and the Little Boars Head Garden Club for their excellent endeavors. We most especially noted the "seasonal" changes in the plantings at the precinct building.

Respectfully submitted,

Betty Smith  
Chairman of Commissioners

## **District Warrant**

### **State of New Hampshire**

To the inhabitants of Rye Beach Village District, a Village District in the Town of Rye, organized under the provisions of Chapter 195, Sessions Law of 1905, amended in 1937 and 1943, qualified to vote in District affairs:

You are hereby notified that the annual meeting of the Rye Beach District will be held at the Precinct Building in said District on Tuesday, the 11th of April 1995, at eight o'clock in the evening, to act upon the following matters:

- Article 1.** To elect a Moderator for the ensuing year.
- Article 2.** To elect a District Clerk for the ensuing year.
- Article 3.** To hear reports of the Treasurer, Auditor, Committees or Officers heretofore chosen, and pass any votes relating thereto.
- Article 4.** To elect a Commissioner for three years, a Treasurer and an Auditor for the ensuing year.
- Article 5.** To raise and appropriate such sums of money as may be necessary for District charges for the ensuing year.
- Article 6.** To authorize a discount on all District taxes for the ensuing year, if paid on or before the final discount day as may be established for said taxes in the Town of Rye.
- Article 7.** To authorize the District Officers to raise money by District note in anticipation of taxes.
- Article 8.** To see if the District will vote to amend the Zoning Ordinance of the Rye Beach Village District by adding a new paragraph 5.4 to Section 5 of the Ordinance to read as follows: "5.4 Site Plan Review ... The Planning Board is empowered to review, and approve or disapprove site plans for the development of tracts for non-residential uses or for multi-family dwelling units (defined as any structure containing more than two dwelling units), whether or not such development includes a subdivision or re-subdivision of the site."
- Article 9.** To see if the District will vote to withdraw the sum of five thousand dollars (\$5,000.00) from the general Capital



Reserve Fund, to be used toward the replacement of sidewalk on Causeway Road, as authorized by Articles 7 and 8 of the Rye Beach District Warrant adopted 22 March 1966.

**Article 10.** To see if the District will vote to authorize the Commissioners to apply for, receive and expend Federal and State grants which may become available during the course of the year, in accordance with RSA 31:95-b, and also to accept and expend money from any other governmental unit or private source to be used for purposes for which the District may legally appropriate money.

**Article 11.** To transact such other business as may legally come before said meeting.

Given under our hands and seal the 15th day of March 1995.

Seal

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Betty Smith, Chairman

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John Clifford

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Frank Drake

We do solemnly swear that a true copy of this warrant was posted at Rye Beach Post Office and Rye Beach District Hall, places of public meeting in said District, on 25 March 1995.

Seal

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Betty Smith, Chairman

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John Clifford

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Frank Drake

Commissioners  
Rye Beach Village District

## **Certificate of Audit**

I herby certify that I have examined the accounts of the Treasurer, Eleanor Conner, that they are correctly drawn and that they correspond to the checks and warrants in her possession.

Tyson Dines  
Auditor

## **Report of Rye Beach Board of Adjustment**

The BOA considered four requests during 1994.

On April 14, 1994, Mr. James Jameson requested a variance from the frontage requirements of the Zoning Ordinance. Mr. Jameson sought to access one parcel of a two parcel subdivision on Central Road. The property has 40' of frontage where 200' are required. After a lengthy meeting reviewing the proposal and the problems inherent therein, the BOA decided to take no action on the request until the questions about sewerage and poorly drained soils were answered sufficiently. Subsequently, through his lawyer, Mr. Jameson sought to change the intent of the original variance and was told that a new request for variance would have to be filed. This was done in November, 1994 but due to circumstances beyond the BOA's control, the case was not heard until February, 1995.

On August 29, 1994, Robin and Robert Crothers requested a variance from the frontage requirements of the Zoning Ordinance. The Crothers own a 6.85 acre parcel of land on Central Road behind the Ritter and Stram properties. The frontage of the parcel is 95.38 feet wide where 200 feet are required. After lengthy discussion of the abutters rights, topography of the land, building plans, and septage requirements, the BOA requested some more information from the Crothers. At a continued meeting on October 13, 1994, the Crothers supplied the necessary documentation and alterations to their request. The BOA then voted to grant the variance—four to one.

On October 13, 1994, James D. Brown, Lousie Brown Oliver, and Evelyn Brown Southworth requested a variance from the frontage and subdivision requirements of the Zoning Ordinance. The petitioners biggest problem was proving that the existing empty lots were indeed meant to be built upon. Over the years they had been combined for tax purposes. The petitioners presented a detailed history of the property and their plans for development. The BOA requested more clarification on the architectural style, dimensions, and a sense of what the proposed structures would look like in relation to the existing houses. The BOA then continued on this matter until December 5, 1994.



On December 5, 1994, the BOA met to resolve the James D. Brown, et. al. request for variance. Presentation was made by the petitioner's architect and covered the "look" and size of the proposed structures. The BOA then placed restrictions on the number, size, depth, footprint, and height in relation to the crown of Ocean Boulevard. The BOA then addressed each of the petitioner's eight lots, recognized each and then went on to approve the variance subject to the granting of the necessary permits by the various state, town, and Precinct land usage boards.

On December 5, 1994, the BOA also considered a request for variance from William L. and Anne D. Hayward. They wanted relief from a side lot line setback requirement. Their proposal was to extend their garage which would place it within 11.3 feet of the lot line where 20 feet are required. After directing that the new structure be no higher than the existing one and that it never be used as living space, the BOA unanimously granted the variance.

At this same meeting, the BOA decided to establish a permanent meeting time. The 3rd Wednesday of each month was established. All requests and supporting documents must be in the Clerk's hands 20 days prior to the meeting. All BOA members at this meeting concurred.

Respectfully submitted.

John D. Snyder  
Member/Clerk

## Report of Rye Beach Planning Board

The Rye Beach Planning Board met on 7 March 1994 to vote on an amendment to the Rye Beach Zoning Ordinance. The amendment passed which changed section 5.1.1 from "for a period of six months," to read "for a period of two years."

The Planning Board also elected Bradley Richards as Chairman and Lawrence Knowlton as Clerk.

Respectfully submitted,

Lawrence Knowlton  
Clerk

## Report of Rye Beach Zoning Administration

The following is a list of the building permits issued by the Zoning Administrator during the year 1994.

01-10-94	Stephen & Jackie Gacek, 1 Fairway Dr. Renovations, kitchen	\$5,500.00
04-12-94	Stuart Silloway, 875 Central Rd. Vinyl siding	8,000.00
04-14-94	Rye Beach Club, 2450 Ocean Blvd. New deck, ceiling, skylight, storm door	3,300.00
06-07-94	Robert & Cynthia Bear, 91 South Rd. Pave drive, fence, remodel steps	15,000.00
06-20-94	Thomas Sedoric & Barbara Davis, 840 Central Rd. 3 car garage, add. second floor, renovations	185,000.00
08-14-94	Kenneth O'Neil, 20 Church Rd. Fence and curb	5,000.00
10-19-94	Charles & Marcia Ristagno, 11 Church Rd. Garage addition	80,000.00
10-26-94	Edward Tate, 825 Central Rd. Screened porch	12,000.00
11-22-94	Wm. L. Haywood, 700 Central Rd. Renovation, add second story	158,000.00
12-01-94	Michael Shington, 51 South Rd. Replace deck with one story addition	40,000.00
12-09-94	Gerald Martin, 20 Church Rd. 3 car garage w/ greenhouse	75,000.00
12-10-94	William & Anne Haywood, 700 Central Rd. Garage extension	2,500.00
12-13-94	Frank Jellinek, 70 Sea Rd. Renovations, 3 car garage, storage shed	225,000.00
12-23-94	Everett & Cynthia Baines, 41 Sea Rd. Foundation for renovations & additions	15,000.00

Joseph P. Conner, Zoning Administrator



# **Minutes of the Rye Beach Precinct Meeting April 12, 1994**

The Rye Beach Precinct meeting was called to order at 8:05pm on Tuesday, April 12, 1994, by Moderator Sharon DeVries.

**Article 1:** Sharon DeVries was nominated for Moderator for the ensuing year.  
Motion was M/S/P.

**Article 2:** Joan Gittlein was nominated for District Clerk.  
Motion was M/S/P.

**Article 3:** Motion was made to dispense with the reading of reports from Treasurer, Audit, Committees and officers heretofore chosen to approve reports as given in the Annual Report.  
Motion was M/S/P.

**Article 4:** Betty Smith was nominated for Commissioner for a three (3) year term.  
Motion was M/S/P.

Frank Drake was nominated for Commissioner for a one (1) year term.  
Motion was M/S/P.

Eleanor Conner was nominated for Treasurer.  
Motion was M/S/P.

Tyson Dines was nominated for Auditor.  
Motion was M/S/P.

**Article 5:** Motion was made to amend Article 5 and raise line item for street light repairs budgeted at four thousand five hundred dollars (\$4,500) to add an additional fifteen hundred dollars (\$1,500) for a total line item of six thousand dollars (\$6,000).  
Motion was M/S/P.

Motion to adopt Article 5, as amended, to raise the sum of money to fifty six thousand, nine hundred dollars (\$56,900.00).  
Motion was M/S/P.

- Article 6:** Motion was made to authorize a discount on all District taxes for the ensuing year, if paid on or before the final discount day as may be established for said taxes in the Town of Rye.  
Motion was M/S/P.
- Article 7:** Motion was made to authorize the District Officers to raise money by District note in anticipation of taxes.  
Motion was M/S/P.
- Article 8:** Motion was made to adopt all current amendments to the Zoning Ordinances of the Town of Rye effective through 1 April 1995. All Rye Beach Zoning Ordinances that are more restrictive will have precedence.  
Motion was M/S/P.
- Article 9:** Motion was made to amend the Rye Beach Village District Zoning Ordinance as recommended by the Planning Board, to wit: Change Section 5.1.1 which reads, "any non-conforming use may be continued until discontinued for a period of six months..." to read, "any non-conforming use may be continued until discontinued for a period of two years..."  
Motion was M/S/P.
- Article 10:** Motion was made for a vote by the District to authorize the Commissioners to apply for, receive and expend Federal and State grants which may become available during the course of the year, in accordance with RSA 31: 95-B, and also to accept and expend money from any other governmental unit or private source to be used for purposes which the district may legally appropriate money.  
Motion was M/S/P.
- Article 11:** Motion was made to transact such other business as may legally come before said meeting.  
Motion was M/S/P.

There being no further business, a motion was made to adjourn. Motion was M/S/P. The meeting concluded at 8:35pm.

Respectfully submitted,

Joan Gittlein  
District Clerk  
Rye Beach Precinct

## Notes:



# Treasurer's Report

## For the year ending 31 December 1994

**CASH BALANCE (beginning of year)** **\$19,455.79**

**ACCT. NO.      RECEIPTS:**

3110	Town of Rye—District Taxes	\$33,053.00
3502	Interest	229.18
3409	Rent Revenues	9,088.00
3509	Other	1,062.58
	Loan (First National Bank)	25,000.00

**\$68,432.76**

**EXPENDITURES:**

4130	Administrative	\$308.05
4153	Legal Expense	800.00
4194	Precinct Building	
	Maintenance/Repair	1,120.08
	Fuel	305.64
	Electricity	148.40
	Water	135.24
	Sewer Charges	368.78
4196	Insurance	2,184.00
4199	Zoning & Planning	385.52
	Equipment	-0-
	Miscellaneous	30.94
4220	Hydrant Service	22,068.42
	Snow Removal (Hydrants)	900.00
4312	Roadside Work	5,111.74
	Sidewalk Repair	5,503.00
4316	Street Light Power	2,765.51
	Street Light Repair	5,804.89
	Street Lights (New)	-0-
4319	Tree Care	-0-
	Road Signs	-0-
4723	Interest	486.11
	Repayment of Bank Loan	25,000.00

**\$73,426.32**

**Cash Balance as of 31 December 1994:** **\$14,462.23**

**Surplus available to reduce taxes:** **\$14,462.23**

**Capital Reserve Fund (general):** **\$10,061.96**

**Capital Reserve Fund (heating):** **\$5,112.18**

s/ Eleanor S. Conner, Treasurer

## Notes:

# RYE BEACH VILLAGE DISTRICT

## Proposed Budget

ACCT. NO.		1994 BUDGET	1994 ACTUAL	1995 PROPOSED
4130	Administrative	\$500.00	\$308.00	\$500.00
4153	Legal Expense	3,000.00	800.00	3,000.00
4194	Precinct Building			
	Maintenance/Repair	4,500.00	1,120.08	4,500.00
	Fuel	400.00	305.64	400.00
	Electricity	200.00	148.40	200.00
	Water	150.00	135.24	150.00
	Sewer Charges	750.00	368.78	500.00
4196	Insurance	2,500.00	2,184.00	2,500.00
4199	Zoning & Planning	500.00	385.52	2,00.00
	Equipment	100.00	-0-	100.00
	Miscellaneous	100.00	30.94	100.00
4220	Hydrant Service	22,500.00	22,068.42	22,500.00
	Snow Removal (Hydrt)	1,500.00	900.00	1,200.00
4312	Roadside Work	5,000.00	5,111.74	5,100.00
	Sidewalk Repair	5,000.00	5,503.00	8,000.00
4316	Street Light Power	3,000.00	2,765.51	3,000.00
	Street Light Repair	6,000.00	5,804.89	6,000.00
	Street Lights (New)	500.00	-0-	500.00
4319	Tree Care	100.00	-0-	100.00
	Road Signs	100.00	-0-	100.00
4723	Interest	500.00	486.11	750.00
4915	Capital Reserve Fund	-0-	-0-	-0-
	<b>TOTAL</b>	<b>\$56,900.00</b>	<b>\$48,426.32</b>	<b>\$61,200.00</b>
	<b>REVENUES</b>			
3409	Rent	\$8,838.00	\$9,088.00	\$8,838.00
3509	Other	550.00	1,291.76	550.00
3915	From CRF			5,000.00
		<hr/>	<hr/>	<hr/>
		9,388.00	10,379.76	14,388.00
	<b>SURPLUS</b>	<b>19,455.79</b>	<b>14,462.23</b>	<b>14,462.23</b>
	<b>AMOUNT BY TAXATION</b>	<b>\$28,056.21</b>	<b>\$33,053.00</b>	<b>\$32,349.77</b>







New Hampshire State Library



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# **RESIDENT**

**Rye Beach, New Hampshire**

**03871**